

RECEIVED
JUN 12 2015
HEALTH FACILITIES &
SERVICES REVIEW BOARD

June 10, 2015

Ms. Kathryn Olson
Chairperson
Illinois Health Facilities and Services Review Board
Illinois Department of Public Health
525 West Jefferson Street, 2nd floor
Springfield, Il 62761

Re: Project # 13-011, Presence Saint Joseph Hospital - Chicago, Annual Report

Dear Ms. Olson:

Please accept this letter as the 2015 annual report for the above referenced project. The project was granted a Certificate of Need by the Illinois Health Facilities Planning Board on May 14, 2013. This project is for new construction of a nine story building connected by a bridge to Presence Saint Joseph Hospital - Chicago, and the modernization of selected areas within the existing hospital structure.

The permit was approved with total project costs of \$156,956,132.

1. The current status of the project is as follows:
 - a. The project was initiated on December 20, 2013
 - b. The project was obligated on December 20, 2013.
 - c. 35% percent of the project is completed.
 - d. The following components of the project are completed:
 - Construction drawings are completed.
 - Required permits have been obtained.
 - Site preparation has been completed.
 - Footings and foundations have been completed.
 - Core and shell with parking complete
 - Utilities to site complete
 - Bridge complete
 - e. The following components of the project are not yet completed:



PresenceSM

Saint Joseph Hospital

- The ground floor through 5 interior not competed.
 - Generator is not completed.
 - Fire sprinklers are not completed.
 - Occupancy for new building not ready.
- f. There are no changes in the scope of the project or its size from the permit as altered.
2. The costs incurred to date are \$54,900,440
 3. Enclosed is an itemized listing of the total current estimated project costs and a comparison of those costs to the approved permit amounts.
 4. The method of financing the project and the source of funds is mainly cash and securities as well as certain pledges and gifts .
 5. Copies of the most recent Application and Certification for Payment for the construction contract (Form G702 published by the American Institute of Architects) is enclosed.
 6. We estimate project completion by November 30, 2016

Please feel free to contact Shawn Albritton at 312-308-3937 or myself with any questions regarding this project.

Sincerely,

Roberta Luskin-Hawk, MD
Regional President & CEO
Presence Saint Joseph Hospital - Chicago

PROJECT COSTS AND SOURCES OF FUNDS						
As Approved in CON (and project alteration)			Current Costs Expended			
	Clinical Service Components	Non-Clinical Service Components	TOTAL PROJECT	Clinical Service Components	Non-Clinical Service Components	TOTAL PROJECT
Preplanning Costs	\$510,180	\$649,320	\$1,159,500	\$510,180	\$649,320	\$1,159,500
Site Survey and Soil Investigation	\$7,920	\$10,080	\$18,000	\$7,920	\$10,080	\$18,000
Site Preparation	\$37,400	\$47,600	\$85,000	\$37,400	\$47,600	\$85,000
Off Site Work	\$0	\$0	\$0	\$0	\$0	\$0
New Construction Contracts	\$33,617,570	\$50,547,971	\$84,165,541	\$21,450,600	\$24,595,040	\$46,045,640
Modernization Contracts	\$8,638,803	\$2,457,141	\$11,095,944			\$0
Contingencies	\$2,660,178	\$3,385,682	\$6,045,860			\$0
Architectural/Engineering Fees	\$2,321,060	\$2,954,077	\$5,275,137	\$2,150,000	\$1,800,400	\$3,950,400
Consulting and Other Fees	\$1,404,240	\$1,787,214	\$3,191,454	\$150,700	\$290,000	\$440,700
Movable or Other Equipment (not in construction contracts)	\$30,965,465	\$3,440,607	\$34,406,072	\$2,750,500	\$450,700	\$3,201,200
Bond Insurance Expense (project related)						
Net Interest Expense During Construction (project related)	\$4,210,635	\$5,358,990	\$9,569,625			
Fair Market Value of Leased Space or Equipment	\$855,360		\$1,944,000			
Acquisition of Building or other property (excluding land)						
ESTIMATED TOTAL PROJECT COST	\$85,228,811	\$71,727,322	\$156,956,133	\$27,057,300	\$27,843,140	\$54,900,440
Cash Presence Health	\$40,000,000	\$5,356,132	\$45,356,132			
Cash Hammes	\$20,000,000	\$5,700,000	\$25,700,000			
Gifts and Bequests						
Bond Issues (project related)						
Mortgages Hammes	\$25,228,811	\$60,671,190	\$85,900,001			
Leases (fair market value)						
Governmental Appropriations						
Grants						
Other Funds and Sources						
TOTAL FUNDS	\$85,228,811	\$71,727,322	\$156,956,133			

This draw has been reviewed and approved by:

- 1. Reviewer Robert Bearlund 04/27/2015
- 2. Reviewer Robert Bearlund 04/27/2015

APPLICATION AND CERTIFICATE FOR PAYMENT

TO : Hammes Partners Saint Joseph ACC,LLC PROJECT : PCAC - Tenant Interior
 FROM: Power Construction Company, LLC ARCHITECT : RTKL Associates, Inc.

APPLICATION NO.: 17
 PERIOD TO : March 31, 2015
 PROJECT NO.: 05-52283
 CONTRACT DATE : September 30, 2013

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		Additions	Deductions
Change Order approved in previous months by Owner			
TOTAL		\$529,587	\$(200,852)
APPROVED THIS MONTH			
Number	Date Approved		
012	03/17/2015	\$126,200	\$0
011	03/11/2015	\$5,572	\$0
TOTALS		\$661,359	\$(200,852)
Net change by Change Orders		\$460,507	

1. ORIGINAL CONTRACT SUM	\$	21,883,722
2. NET CHANGE BY CHANGE ORDERS.....	\$	460,507
3. CONTRACT SUM TO DATE.....	\$	22,344,229
4. TOTAL COMPLETED & STORED TO DATE.....	\$	11,193,628
5. RETAINAGE.....	\$	857,924
6. TOTAL EARNED LESS RETAINAGE	\$	10,335,704
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior Certificate).....	\$	6,980,180
8. CURRENT PAYMENT DUE	\$	3,355,524
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	12,008,525

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor : Power Construction Company, LLC
 By : Reginald Emiliano
 Date : April 03, 2015

State of : Illinois County of : Cook

Subscribed and sworn to before me this 3rd day of April, 2015

Notary Public Theresa Jovic

My commission expires: 14th day of July, 2018

State of Illinois, County of Cook

#648436

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 3,355,524

ARCHITECT : RTKL Associates, Inc.

By : Sandy Faurot

Date April 13, 2015

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

This draw has been reviewed and approved by:

1. Reviewer Robert Bearlund 04/09/2015
2. Reviewer Robert Hauptman 04/09/2015

APPLICATION AND CERTIFICATE FOR PAYMENT

TO : Presence
 FROM: Power Construction Company, LLC
 PROJECT : Presence Center for Advanced Care: Bridge
 ARCHITECT : RTKL Associates, Inc.
 APPLICATION NO.: 5
 PERIOD TO : March 31, 2015
 PROJECT NO.: 05-52284
 CONTRACT DATE : November 02, 2013

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		Additions	Deductions
Change Order approved in previous months by Owner			
TOTAL		\$8,742	\$0
APPROVED THIS MONTH			
Number	Date Approved		
003	03/17/2015	\$141,155	\$0
002	02/09/2015	\$3,581	\$0
TOTALS		\$153,478	\$0
Net change by Change Orders		\$153,478	

1. ORIGINAL CONTRACT SUM	\$	1,104,644
2. NET CHANGE BY CHANGE ORDERS.....	\$	153,478
3. CONTRACT SUM TO DATE.....	\$	1,258,122
4. TOTAL COMPLETED & STORED TO DATE.....	\$	709,839
5. RETAINAGE.....	\$	61,563
6. TOTAL EARNED LESS RETAINAGE	\$	648,276
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior Certificate).....	\$	568,045
8. CURRENT PAYMENT DUE	\$	80,231
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	609,846

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

State of : Illinois County of :

Contractor : Power Construction Company, LLC

By : Reginald Emiliano

Date : April 03, 2015

Subscribed and sworn to before me this 3rd day of April, 2015

Notary Public Theresa Jovic

My commission expires: 14th day of July, 2018

State of Illinois, County of Cook

#648436

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 80,231

ARCHITECT : RTKL Associates, Inc.

By : Sandy Faurot

Date April 13, 2015

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Power Construction Company, LLC
 APPLICATION FOR PAYMENT AND CONTRACTORS SWORN STATEMENT TO OWNER

Project Title : Presence Center for Advanced Care: Bridge	Address : 331 W. Surf St. and 2845 N. Sheridan Rd., Chicago, Illinois 60657	Payment Application : 5 Project : 05-52284 To Period : March 31, 2015 Change Orders Included : 3
	Arch / Engr. : RTKL Associates, Inc.	

DESCRIPTION OF WORK	ADJUSTED CONTRACT	COMPLETE %	COMPLETED \$ VALUE	MATERIALS STORED	COMPLETED & STORED	TOTAL RETAINED	PREVIOUSLY PAID	NET REQUEST	BALANCE DUE
Power Construction Company, LLC Electronic Access Control and Intrusion Detection	3,312	0	0	0	0	0	0	0	3,312
Power Construction Company, LLC Fee	26,464	56	14,820	0	14,820	1,482	11,926	1,412	13,126
Power Construction Company, LLC Insurance	8,385	86	7,171	0	7,171	0	7,171	0	1,214
Power Construction Company, LLC Payment and Performance Bonds	6,258	88	5,538	0	5,538	0	5,538	0	720
Totals :	\$1,258,122	56%	\$709,839	\$0	\$709,839	\$61,563	\$568,045	\$80,231	\$609,846

This draw has been reviewed and approved by:

1. Reviewer Robert Bearlund 04/27/2015
2. Reviewer Robert Bearlund 04/27/2015

APPLICATION AND CERTIFICATE FOR PAYMENT

TO : Hammes Partners Saint Joseph ACC,LLC PROJECT : PCAC - Core and Shell
 FROM: Power Construction Company, LLC ARCHITECT : RTKL Associates, Inc.

APPLICATION NO.: 17
 PERIOD TO : March 31, 2015
 PROJECT NO.: 05-52280
 CONTRACT DATE : September 30, 2013

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.

CHANGE ORDER SUMMARY		Additions	Deductions
Change Order approved in previous months by Owner			
TOTAL		\$1,405,133	\$(93,930)
APPROVED THIS MONTH			
Number	Date Approved		
016	03/17/2015	\$8,212	\$0
015	03/11/2015	\$10,488	\$0
TOTALS		\$1,423,833	\$(93,930)
Net change by Change Orders		\$1,329,903	

1. ORIGINAL CONTRACT SUM	\$	62,480,215
2. NET CHANGE BY CHANGE ORDERS.....	\$	1,329,903
3. CONTRACT SUM TO DATE.....	\$	63,810,118
4. TOTAL COMPLETED & STORED TO DATE.....	\$	48,024,655
5. RETAINAGE.....	\$	4,074,640
6. TOTAL EARNED LESS RETAINAGE	\$	43,950,015
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior Certificate).....	\$	38,034,091
8. CURRENT PAYMENT DUE	\$	5,915,924
9. BALANCE TO FINISH, INCLUDING RETAINAGE.....	\$	19,860,103

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

State of : Illinois County of : Cook

Contractor : Power Construction Company, LLC

By : Reginald Emiliano

Date : April 03, 2015

Subscribed and sworn to before me this 3rd day of April, 2015

Notary Public Theresa Jovic

My commission expires: 14th day of July, 2018

State of Illinois, County of Cook

#648436

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of Work is in accordance with the Contract Documents, and the Contractor is entitled to the payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 5,915,924

ARCHITECT : RTKL Associates, Inc.

By : Sandy Faurot

Date April 13, 2015

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION FOR PAYMENT AND CONTRACTORS SWORN STATEMENT TO OWNER

Project Title : PCAC - Core and Shell	Address : 331 W. Surf St. and 2845 N. Sheridan Rd., Chicago, Illinois 60657	Payment Application : 17
		Project : 05-52280
		To Period : March 31, 2015
Arch / Engr. : RTKL Associates, Inc.		Change Orders Included : 16

DESCRIPTION OF WORK	ADJUSTED CONTRACT	COMPLETE %	COMPLETED \$ VALUE	MATERIALS STORED	COMPLETED & STORED	TOTAL RETAINED	PREVIOUSLY PAID	NET REQUEST	BALANCE DUE
Unistrut International Corp. 2171 Executive Dr; Suite 100 Addison, Illinois 60101 Equipment Support	36,000	0	0	0	0	0	0	0	36,000
Power Construction Company, LLC Metal Fabrications	54,833	75	41,125	0	41,125	0	37,583	3,542	13,708
Arlington Structural Steel Co., Inc. 1727 E. Davis Street Arlington Heights, Illinois 60005 Metal Fabrications	1,109,903	71	789,002	0	789,002	78,901	673,160	36,941	399,802
Power Construction Company, LLC - Carpentry Div. 2360 Palmer Dr Schaumburg, Illinois 60173 Carpentry	75,430	59	44,655	0	44,655	4,465	16,819	23,371	35,240
Power Construction Company, LLC Self Performed Rough Carpentry	3,679	100	3,679	0	3,679	0	3,679	0	0
Carroll Seating Co. 2105 Lunt Elk Grove Village, Illinois 60007 Architectural Woodwork	241,928	2	4,868	0	4,868	486	4,382	0	237,546
All Sealants 9445 Corsair Rd. Frankfort, Illinois 60423-2633 Traffic Coatings	787,084	21	167,941	0	167,941	16,795	26,722	124,424	635,938
WILKIN INSULATION CO 501 CARBOY ROAD MT. PROSPECT, Illinois 60056 Sprayed Building Insulation	603,200	67	405,923	0	405,923	40,591	215,588	149,744	237,868

